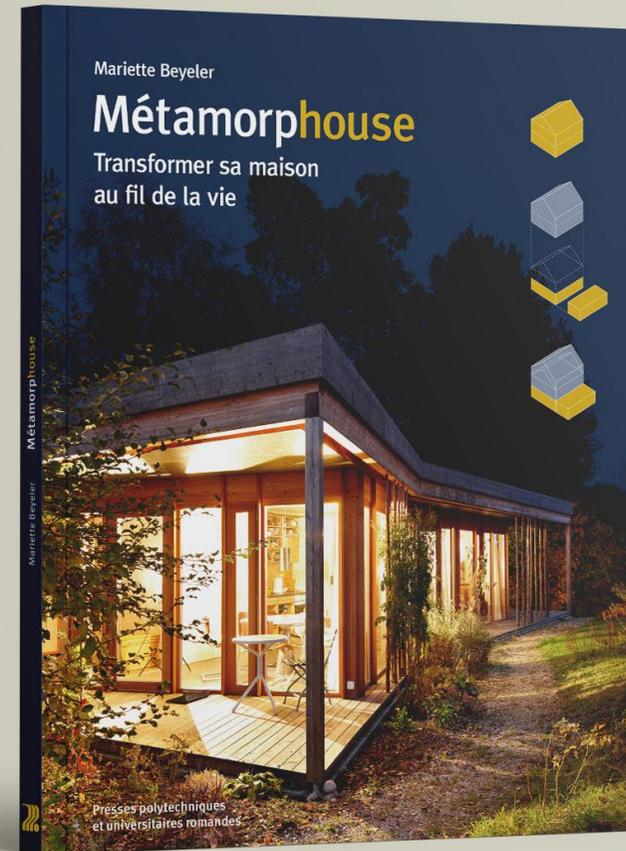
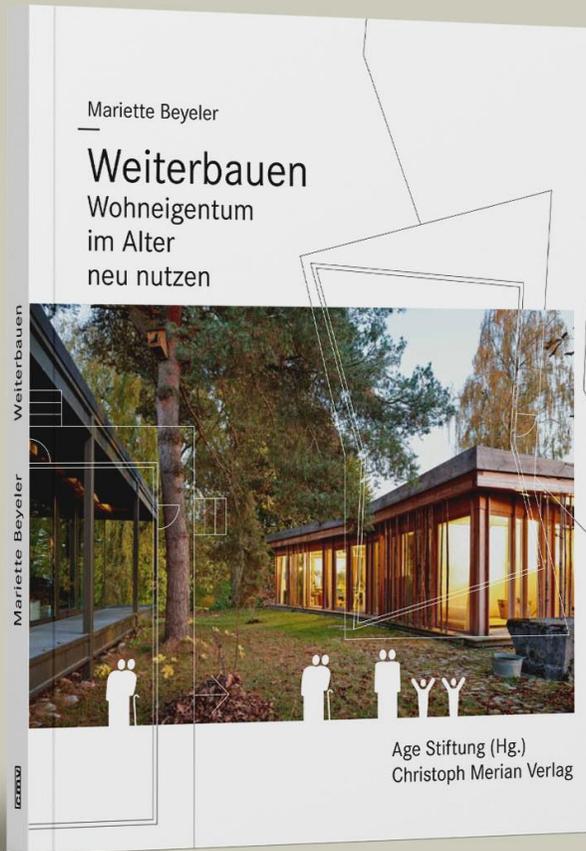
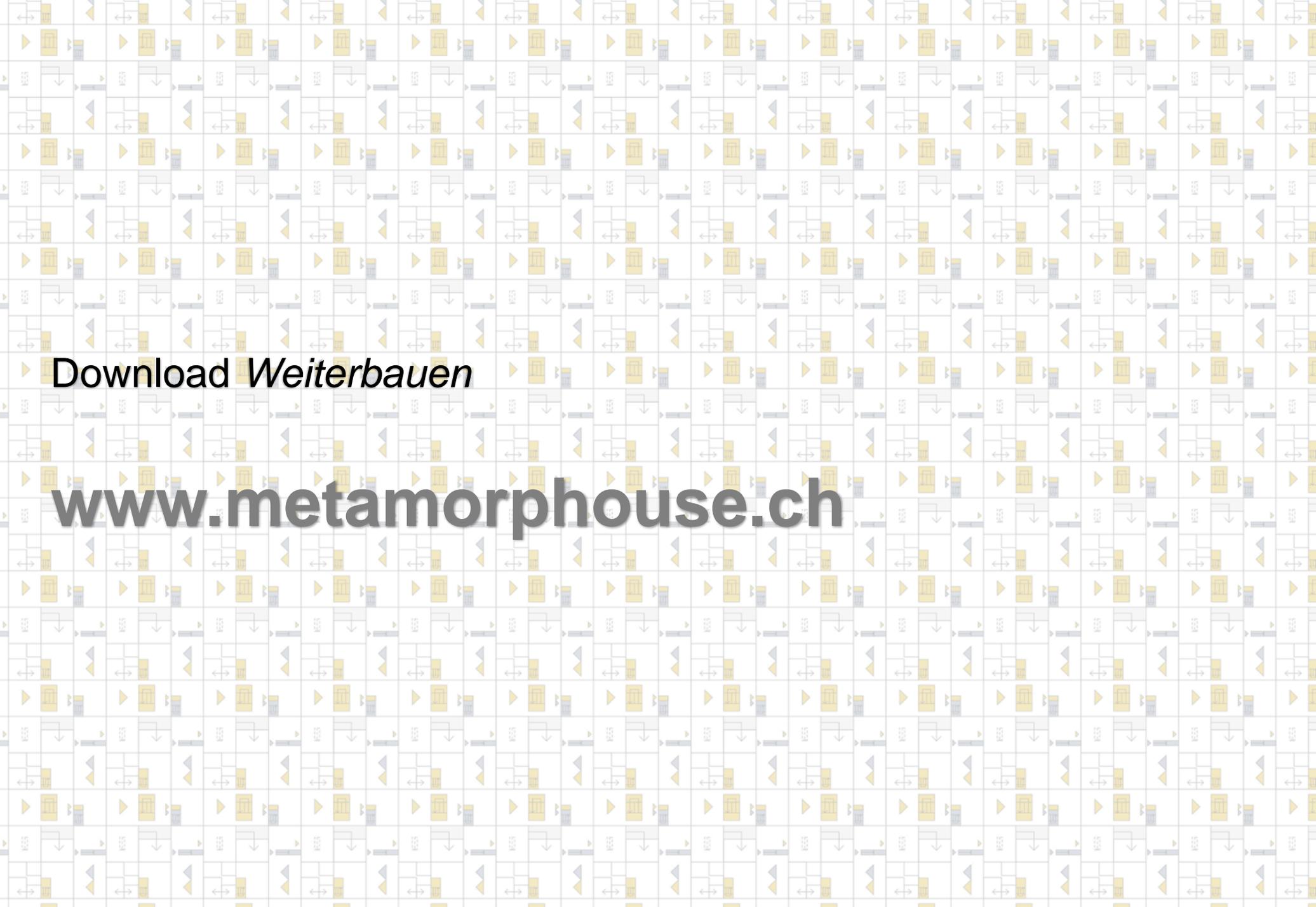


MetamorphHouse

Dr. Mariette Beyeler

Hausbesitzende für die sanfte Innenentwicklung sensibilisieren





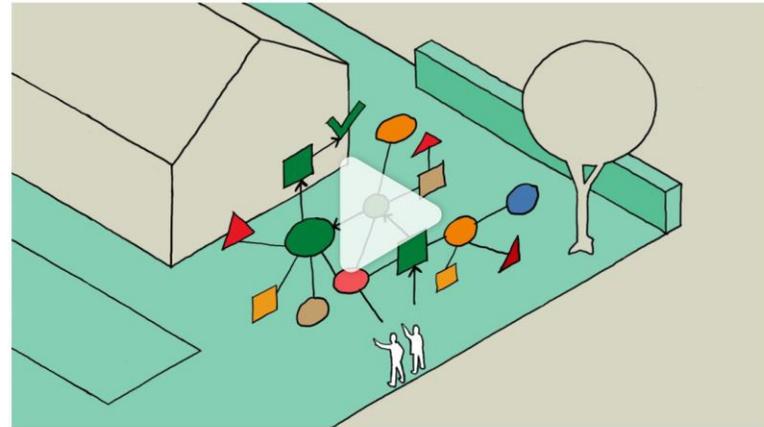
Download *Weiterbauen*

www.metamorphouse.ch

Ein neues Leben für Ihr EFH

Haben Sie schon den Wunsch verspürt, Ihr Einfamilienhaus neu zu nutzen? Für Familien mit Kindern ist das Haus mit Garten ein Wohnideal. Sind die Kinder jedoch ausgezogen, kann es sich nach und nach als zu gross erweisen und der Unterhalt zur Belastung werden.

Ein Haus, mehrere Haushalte



Ändern Sie den Blick auf ihre Liegenschaft

Sie verfügen wahrscheinlich über Bau- oder Umbaureserven und der Wert Ihres Grundstücks ist gestiegen. Das sind wertvolle Ressourcen für die Realisierung eines Weiterbauprojekts.

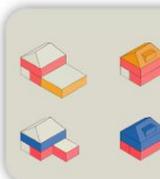
**MetamorphHouse bietet
Erfahrungsberichte, Tipps und Tools:
Lassen Sie sich inspirieren!**



Reportage
Haus P.



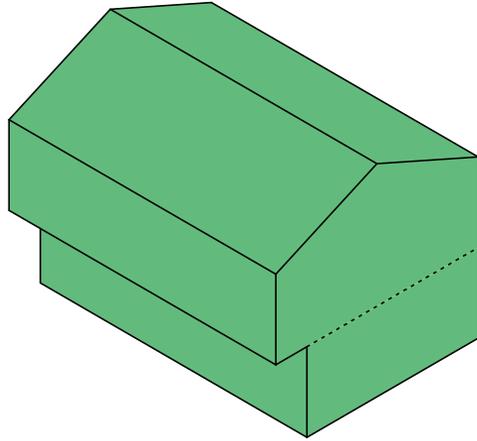
Zu- und
Eingänge



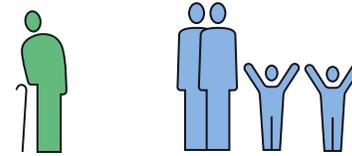
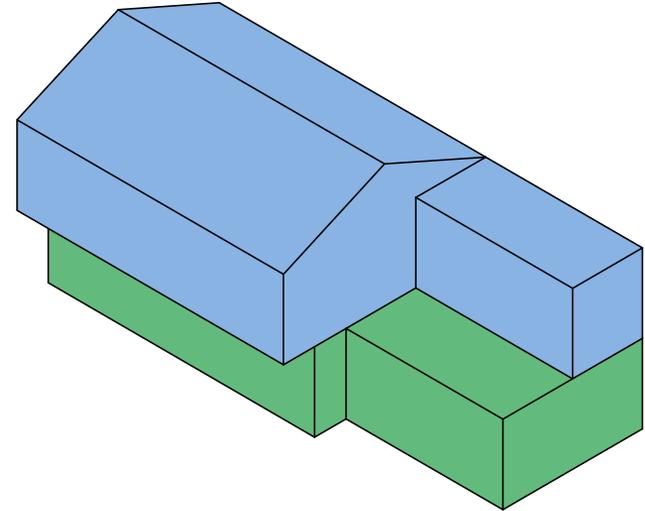
Hinzufügen oder
teilen

Haus Heinz

Hausteilung mit Anbau



Vorher



Nachher





2009 August

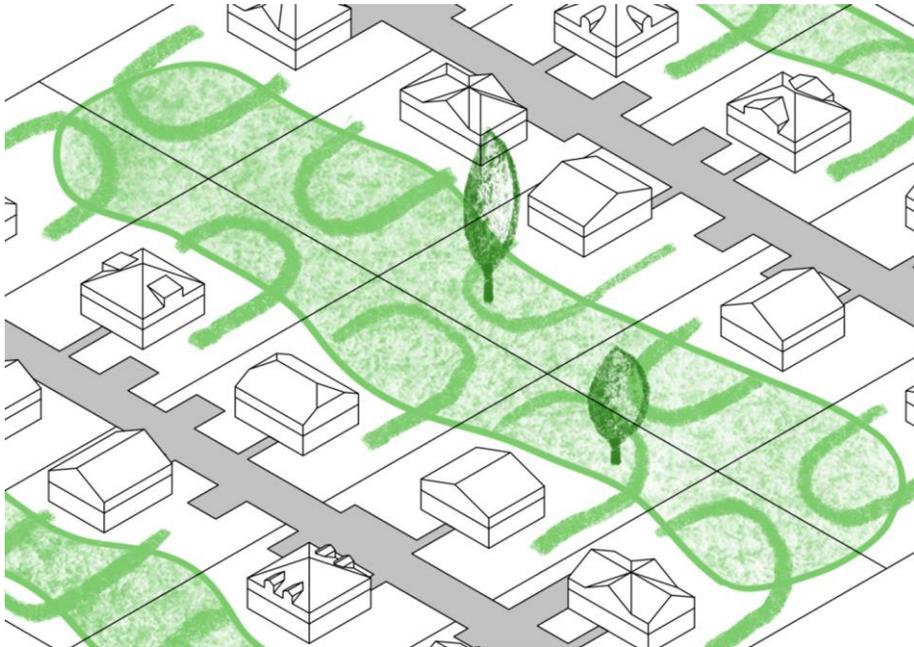
M	T	W	T	F	S	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 ³¹	25	26	27	28	29	30





Kommunen

Sanfte und kohärente Innenentwicklung im EFH-Gebiet fördern



+ Zersiedelung bremsen, Kulturflächen erhalten

Revision Raumplanungsgesetz (RPG 2014)

Innenentwicklung vor Aussenentwicklung

+ Grosse Geschossflächenreserven im Bestand

Niedriger Ausbaugrad in EFH-Siedlungen

2/3 der zulässigen Geschossflächen sind erstellt

Quelle: Statistisches Amt ZH 2022

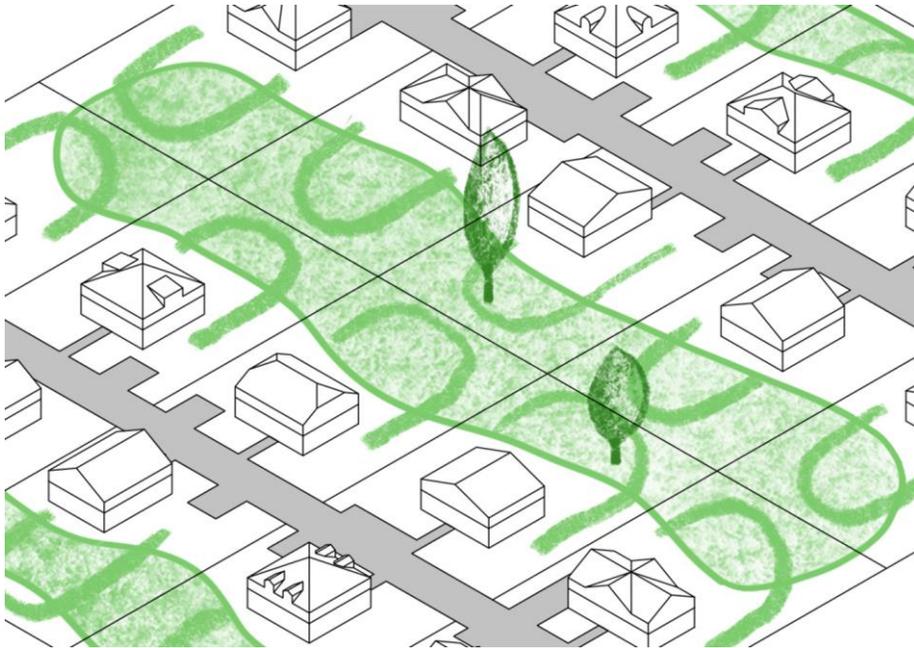
Der Bau von EFH ist rückläufig

Quelle : BFS Wohnbaustatistik 2023

Wohnbautätigkeit	2000	2010	2020	2021
Neu erstellte Wohngebäude	16 962	14 736	10 635	10 051
Davon EFH	13 768	9 387	5 428	5 337
Neu erstellte Wohnungen	32 214	43 632	49 314	45 307

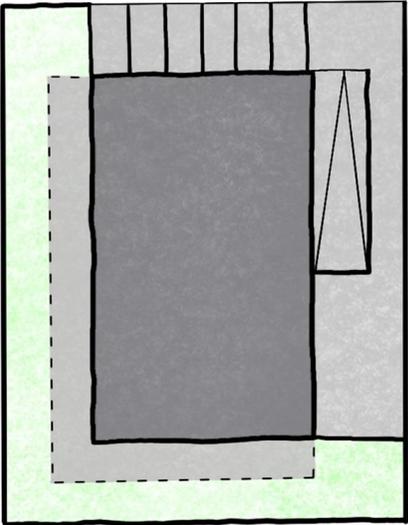
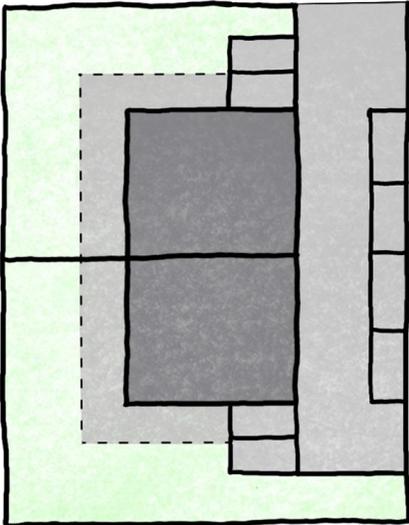
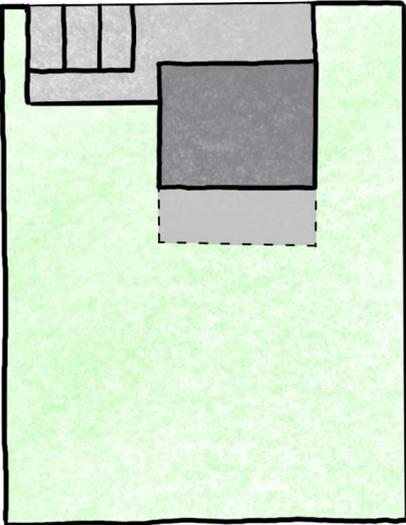
Aber: Das Haus mit Garten bleibt DAS Wohnideal in der CH!

Tendenz: Innenentwicklung durch Ersatzneubauten





Folgen der Innenentwicklung durch Ersatzneubauten





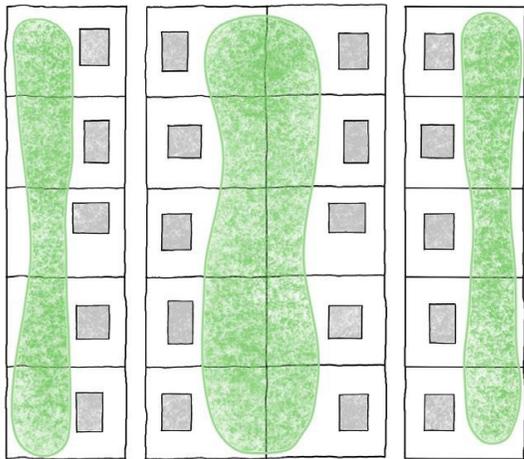


Bestehende und fehlende Qualitäten ermitteln, Visionen entwerfen

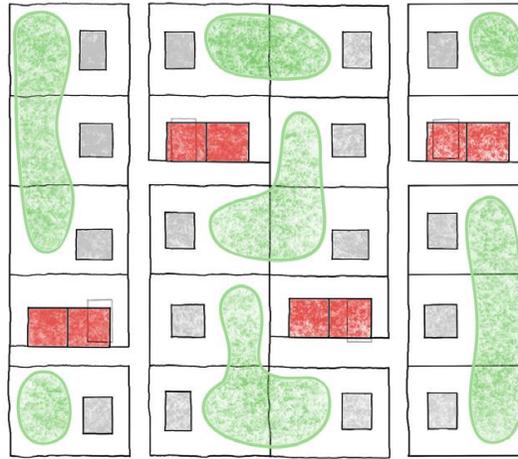
Fotografien: Gabrielle Besenval
Collage und Illustration: Lucas Jaunin



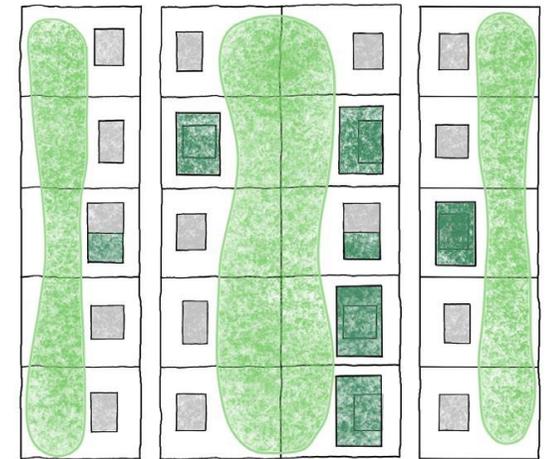
Qualitäten sichern, kompakte Innenentwicklung fördern



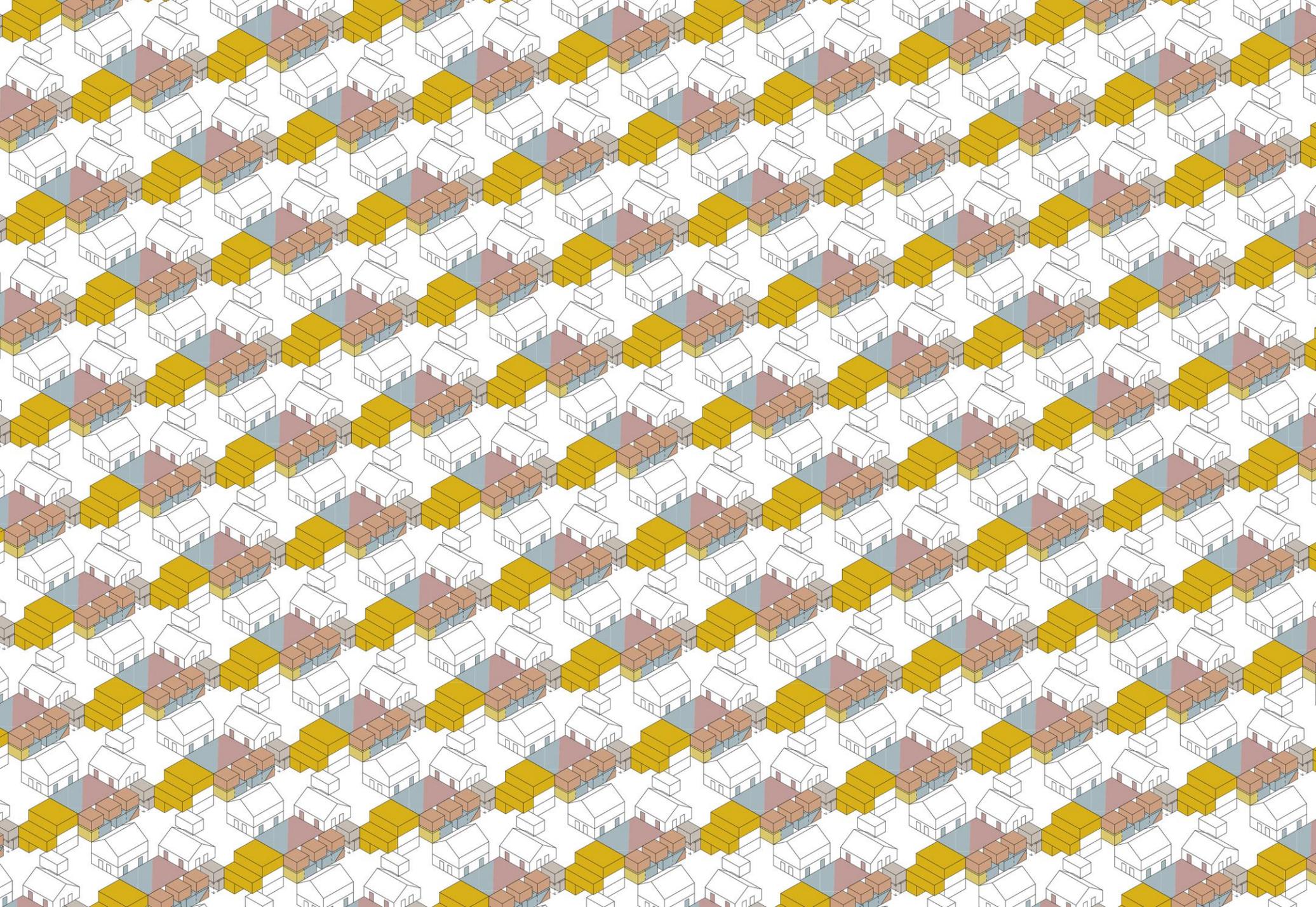
Zusammenhängende Freiräume
Einfaches Verteilungssystem



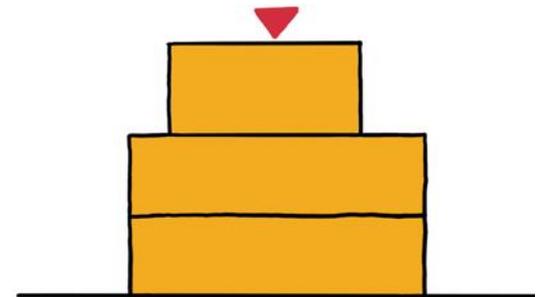
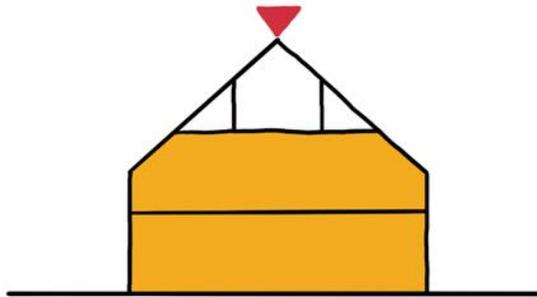
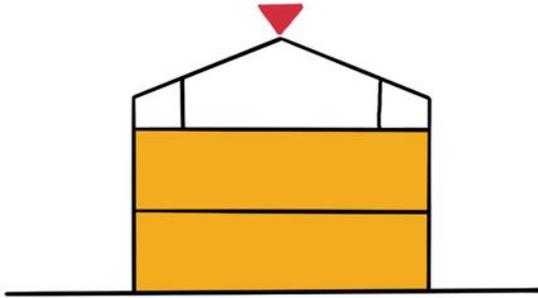
Verstückelte Gärten
Verzweigtes Verteilungssystem



Kompaktes Weiterbauen
Kohärente Quartierentwicklung

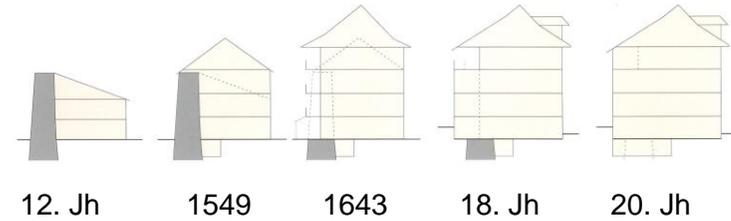
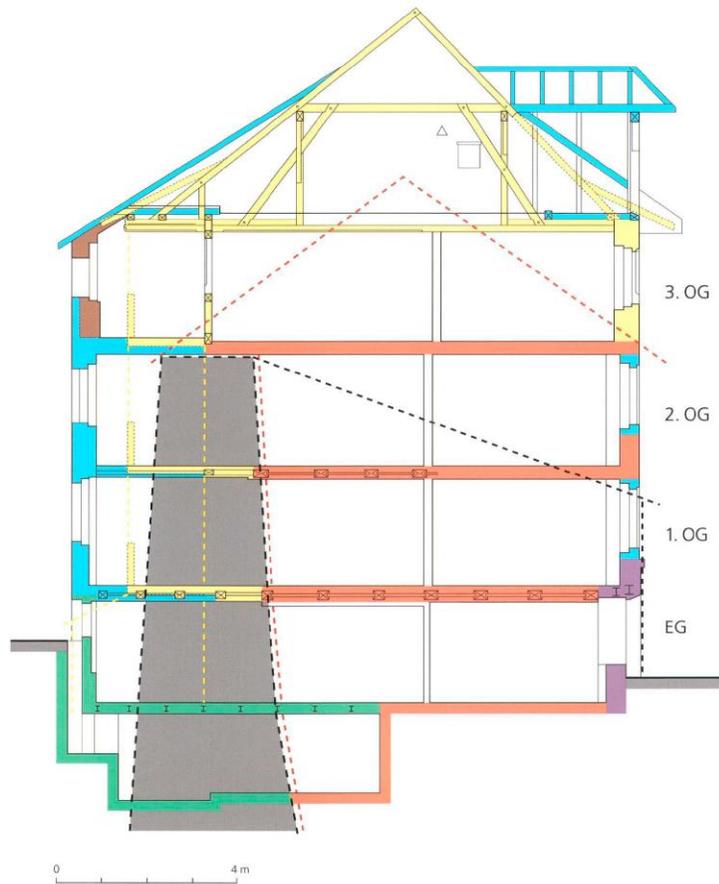


Bauregeln überarbeiten, kompakte Innenentwicklung fördern



Bauen im | am Bestand

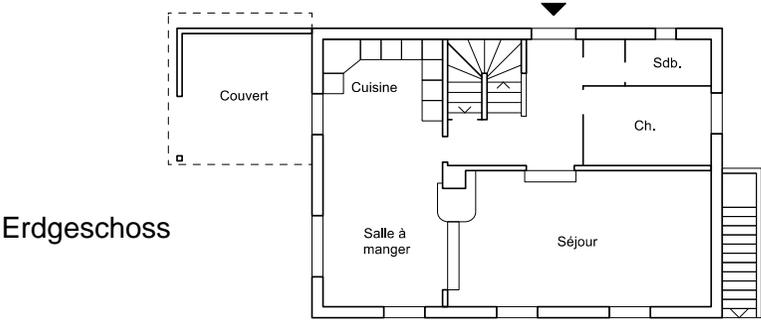
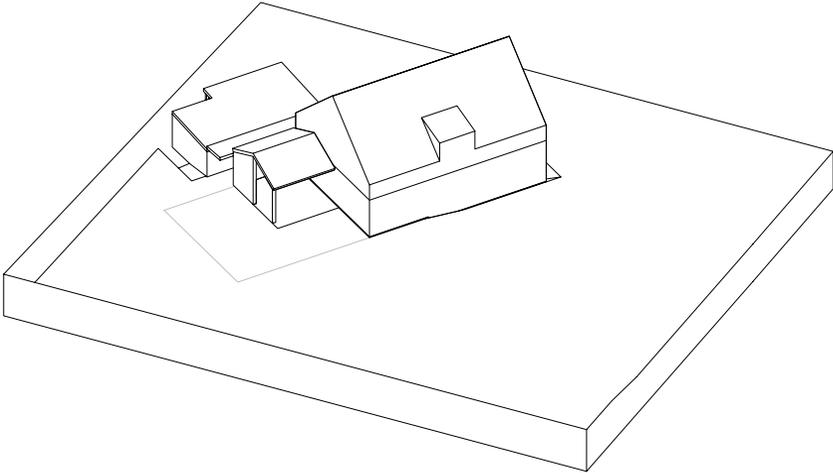
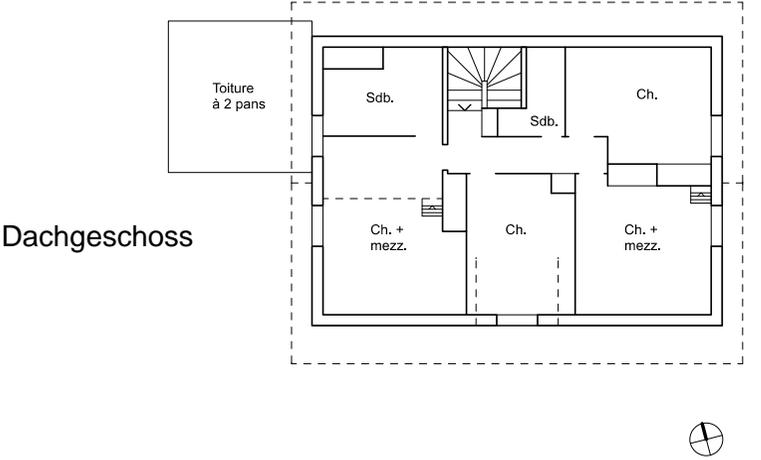
Beispiel: Stadthaus Solothurn



- | | | |
|--|--------|-----------------------------|
| | 4. Jh | Römische Mauer |
| | 12. Jh | Gebäude im Mittelalter |
| | 1549 | Aufstockung |
| | 1643 | Abriss römische Mauer |
| | 18. Jh | Erweiterung |
| | 1900 | Kellererweiterung |
| | 1937 | Neues Schaufenster |
| | 1940 | Schliessung der Aussenlaube |

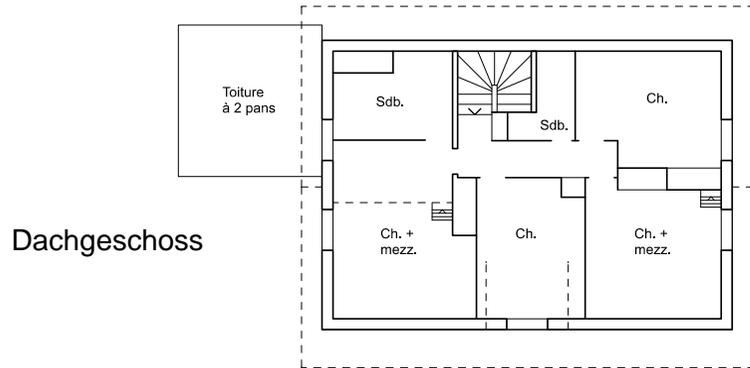
Kleiner Eingriff, grosse Wirkung

Bestand

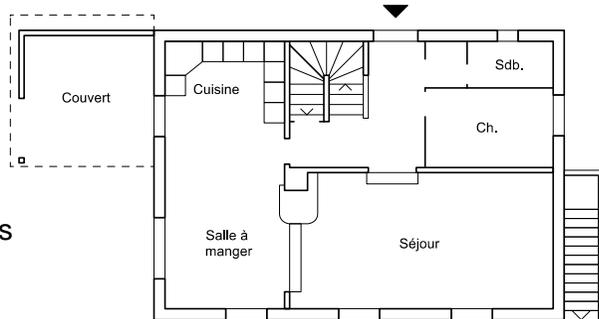


Kleiner Eingriff, grosse Wirkung

Bestand



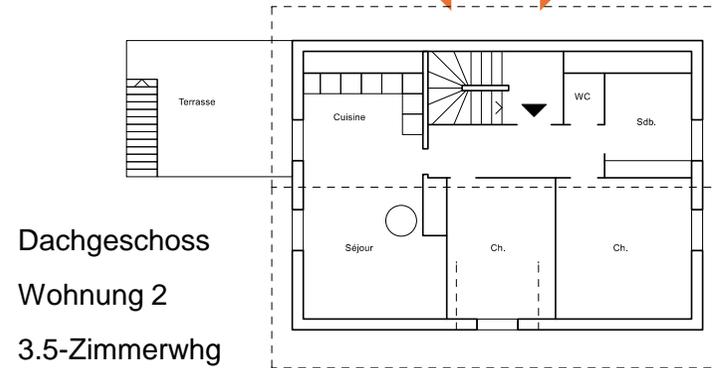
Erdgeschoss



0 2 4 6 8 10 m

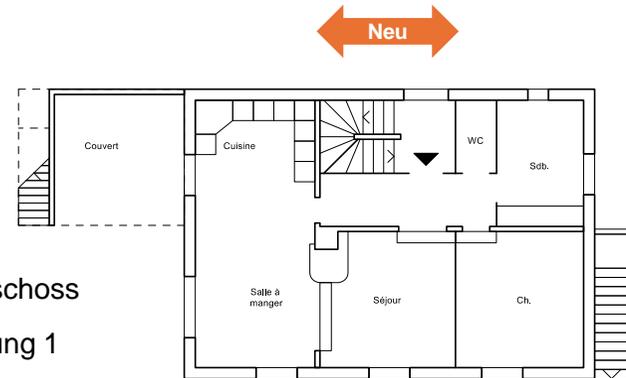


Hausteilung

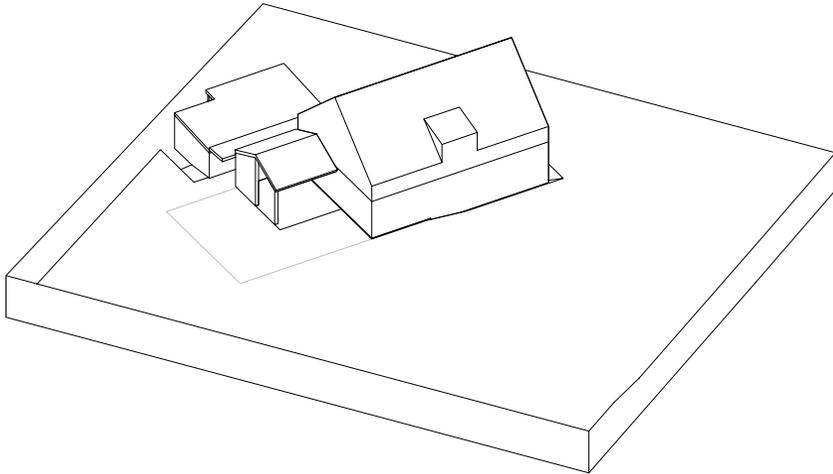


Erdgeschoss

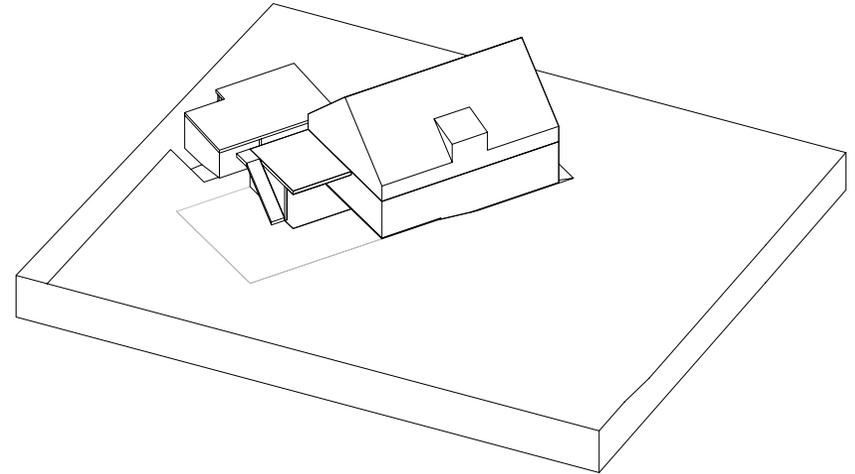
Wohnung 1
3.5-Zimmerwhg



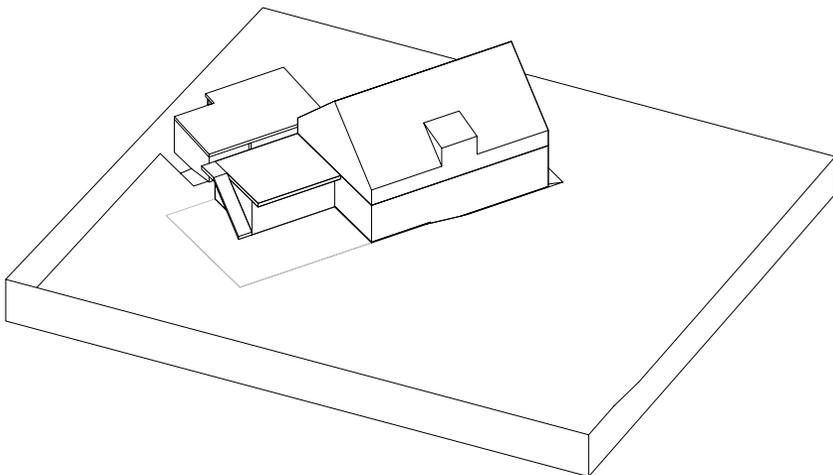
Bestand



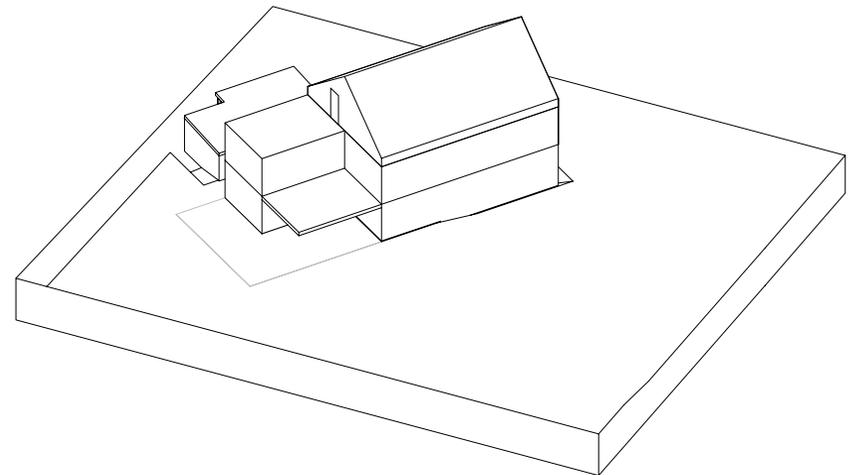
Hausteilung

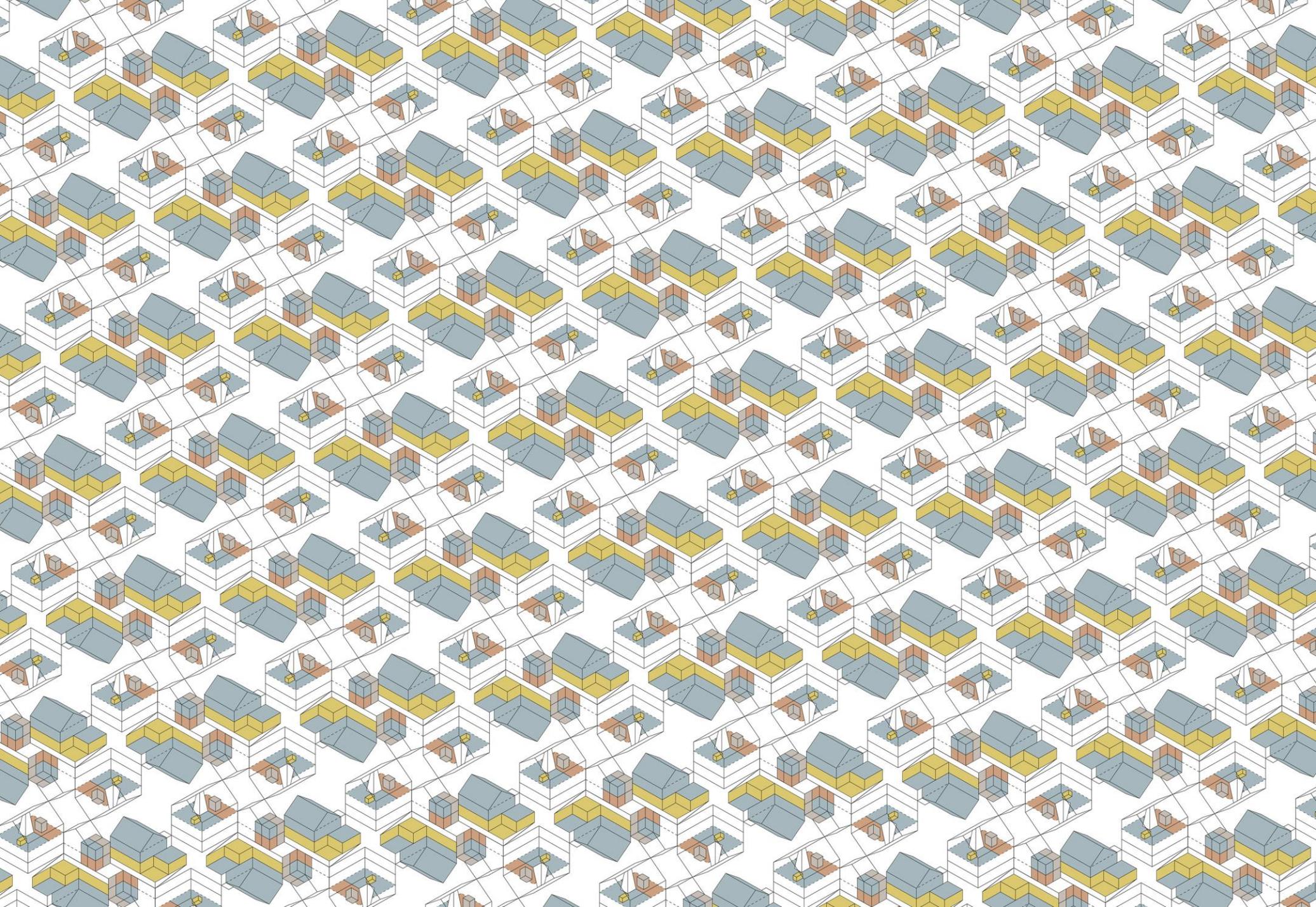


Hausteilung mit Anbau

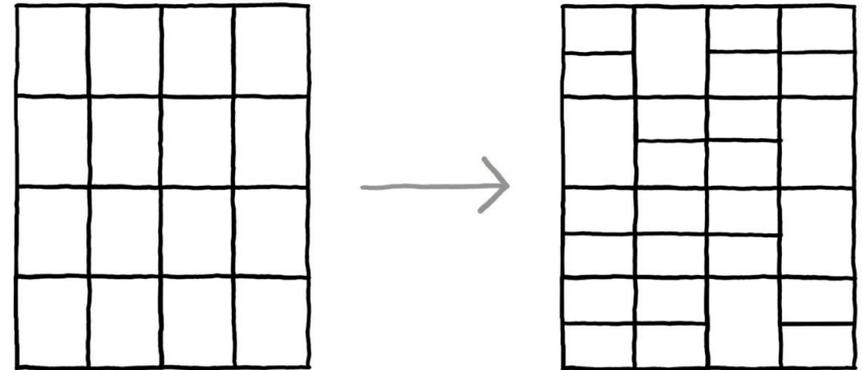
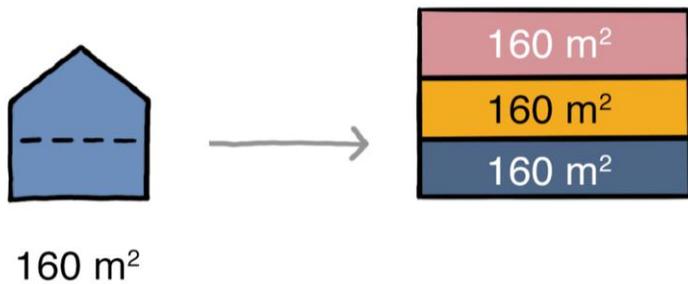
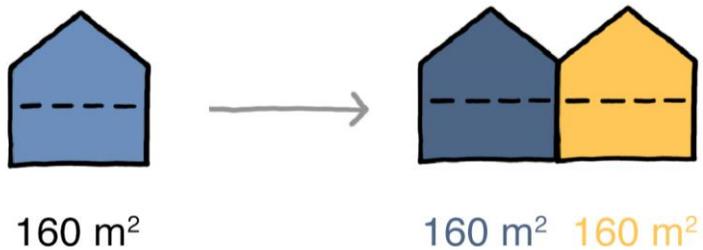
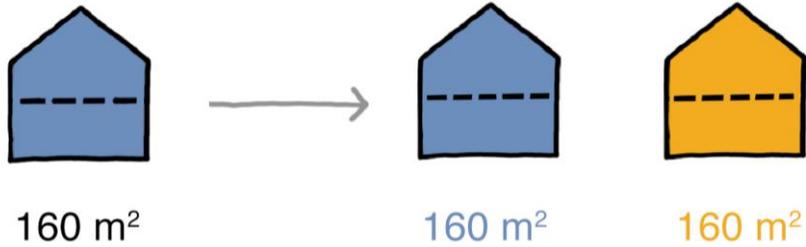


Hausteilung mit Anbau und Aufstockung

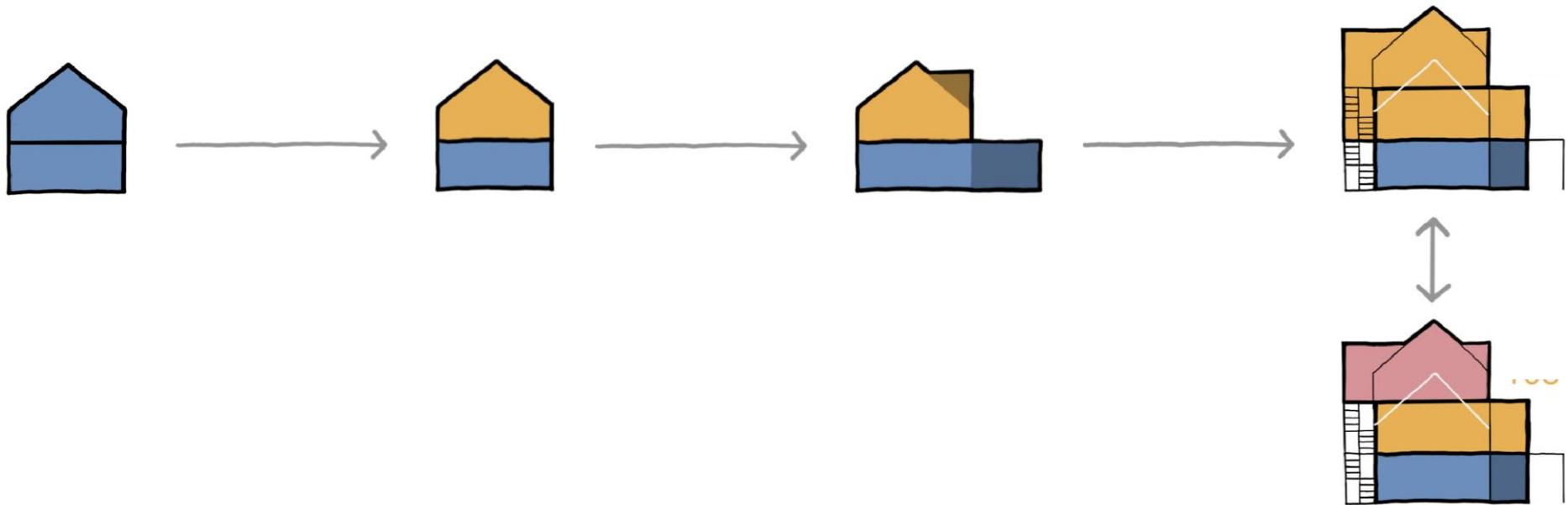




Einfluss der Wohn- und Eigentumsformen auf die Innenentwicklung

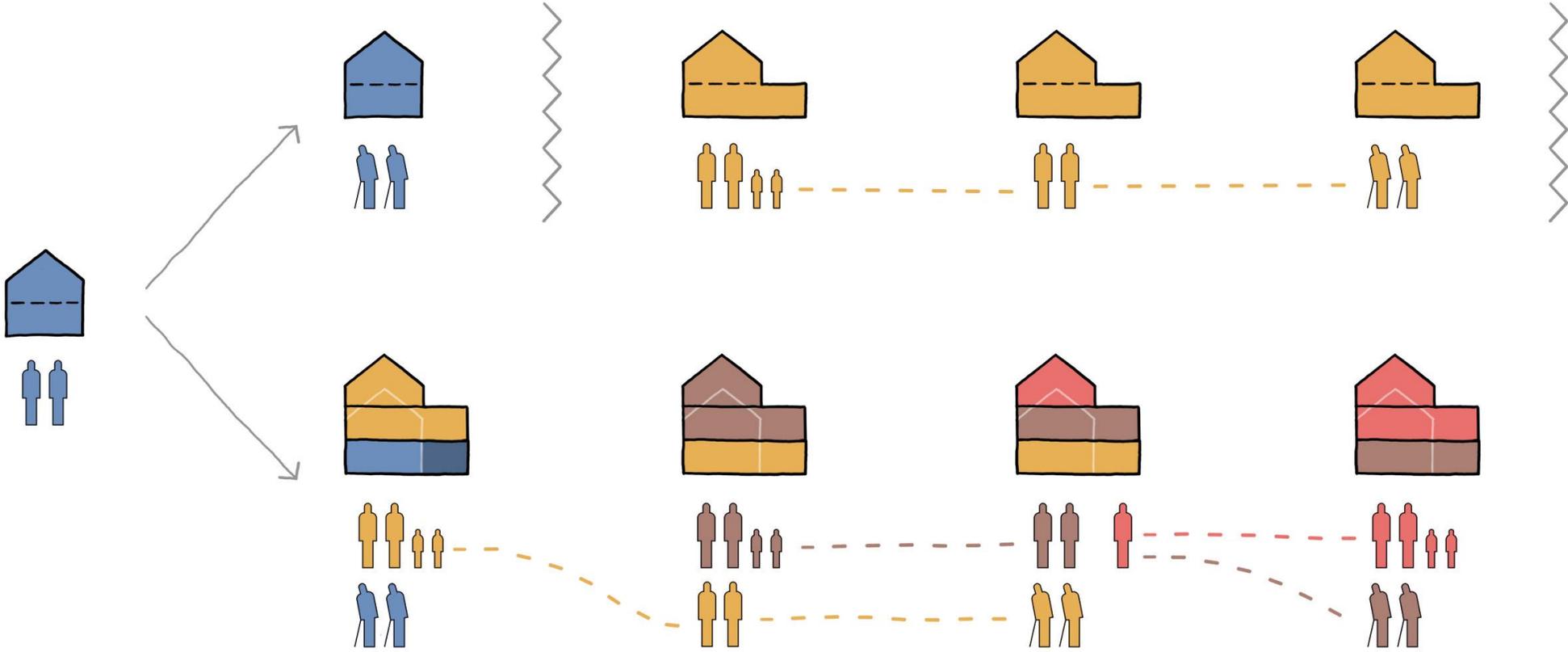


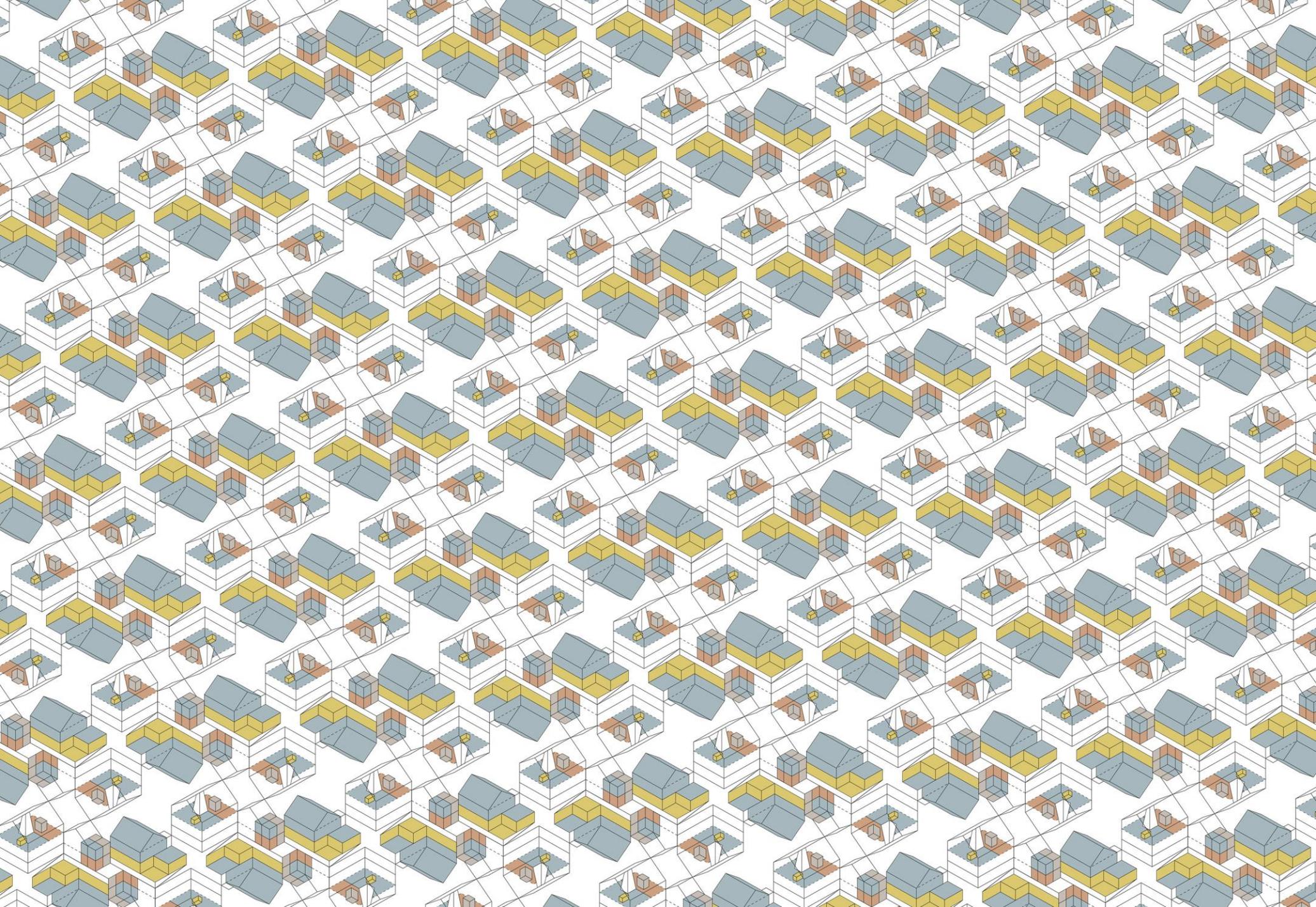
Kompakte und flexible Wohnkonstellationen fördern



Flächen reduzieren, Ressourcen schonen, Wohnungsangebot diversifizieren,

Wohnraum für verschiedene Haushaltgrößen schaffen

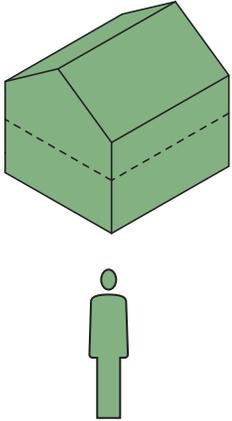






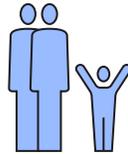
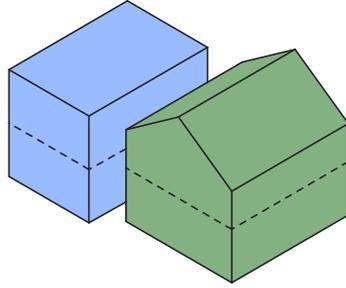
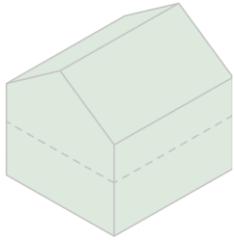
Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse



Haus P.

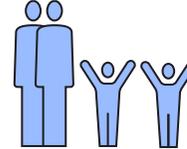
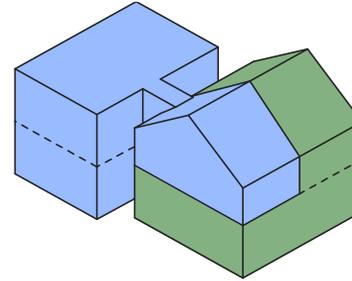
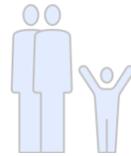
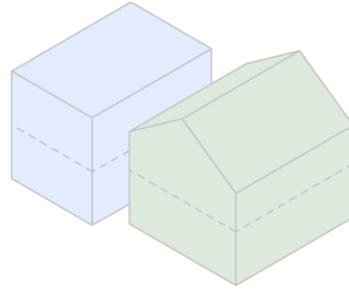
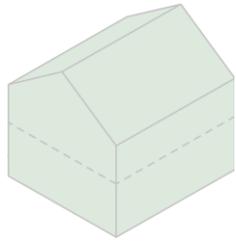
Wohnungen nach Mass für jede Haushaltsgrösse





Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse

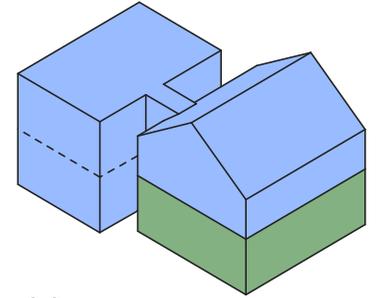
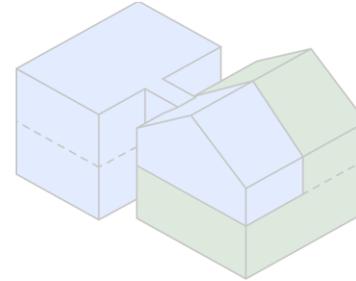
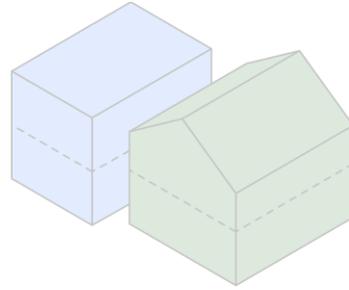
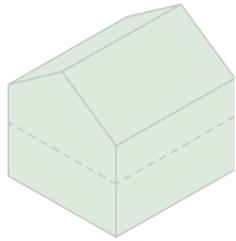






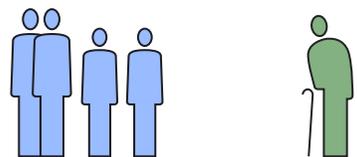
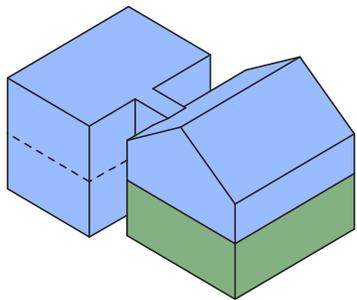
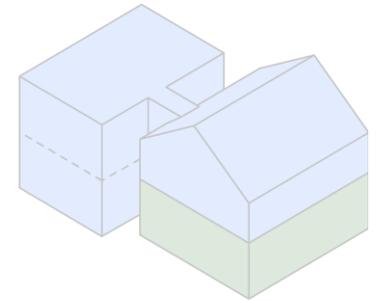
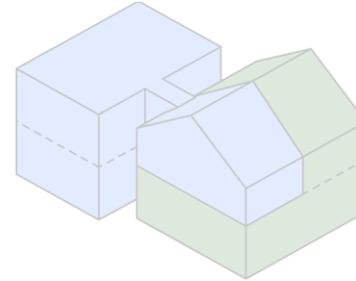
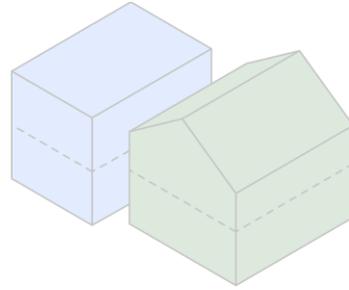
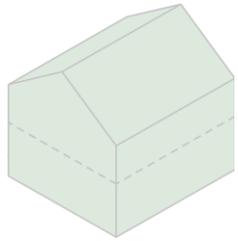
Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse



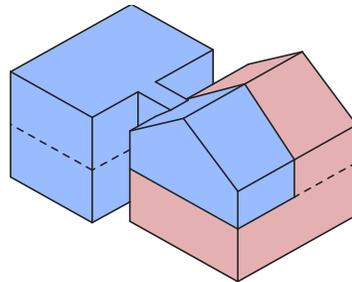
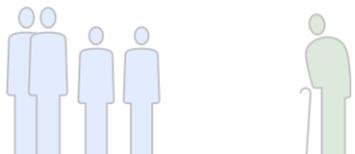
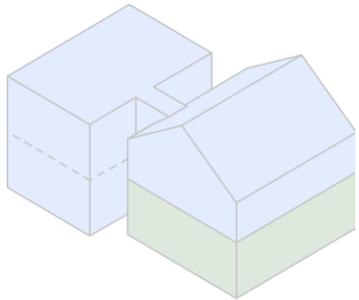
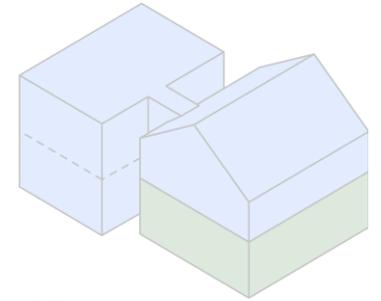
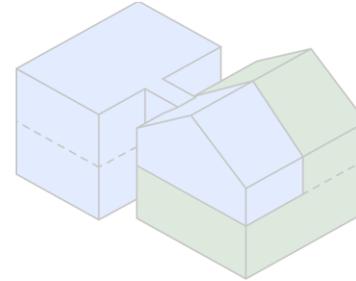
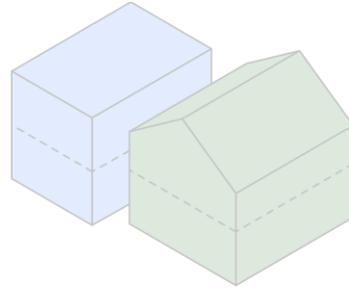
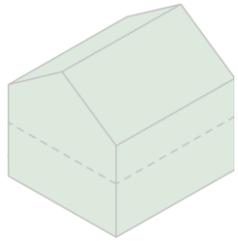
Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse



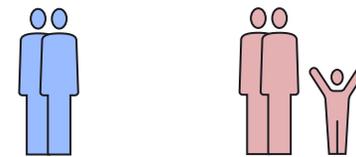
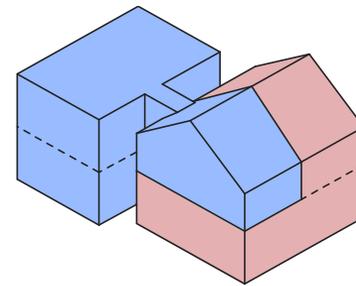
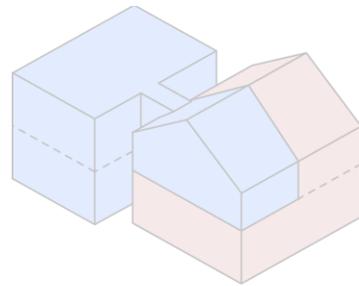
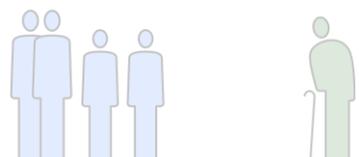
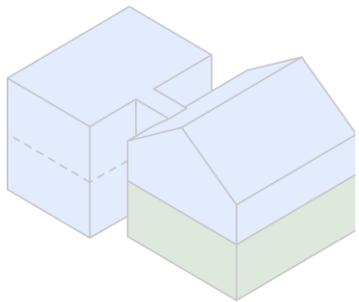
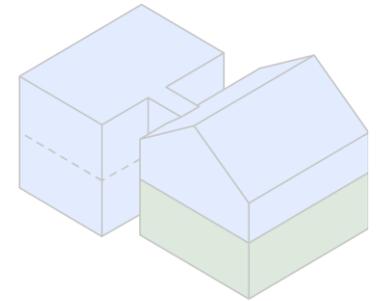
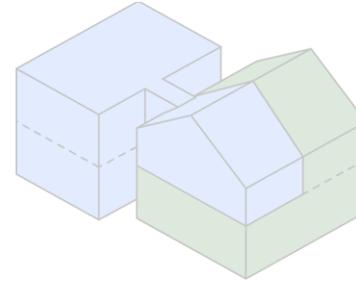
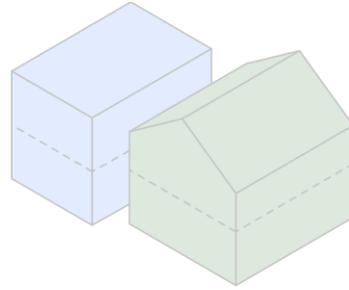
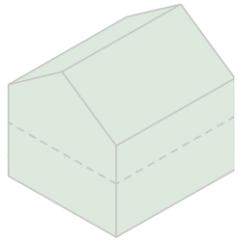
Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse



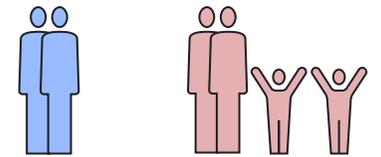
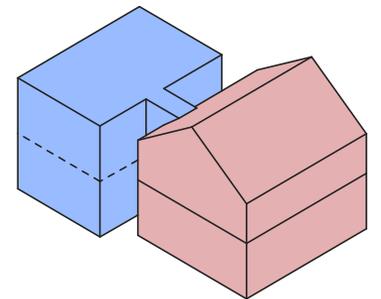
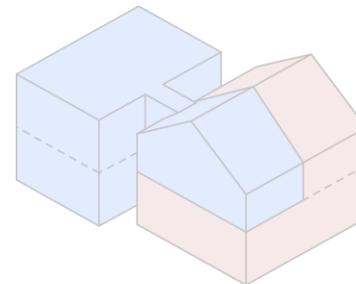
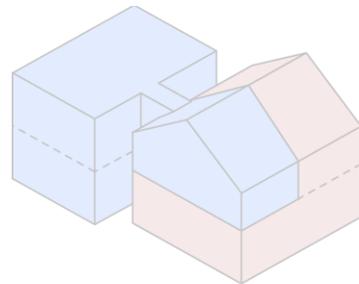
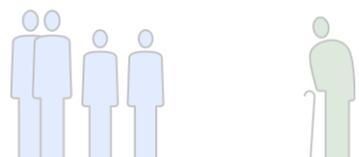
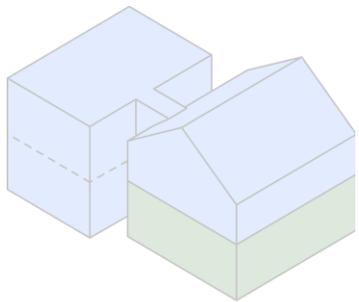
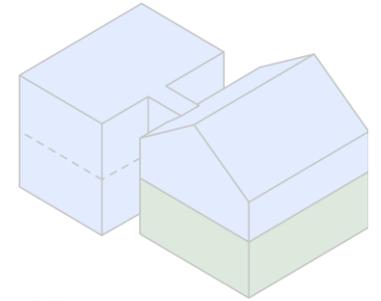
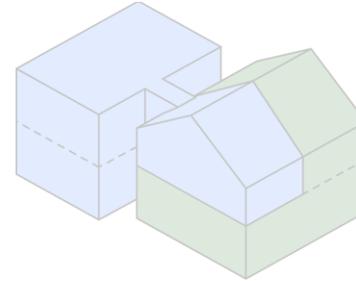
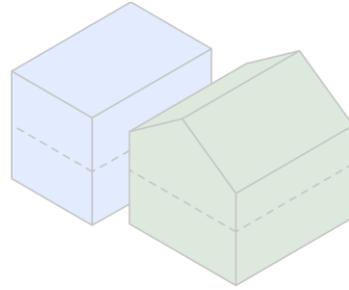
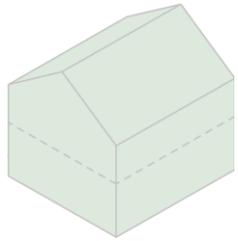
Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse



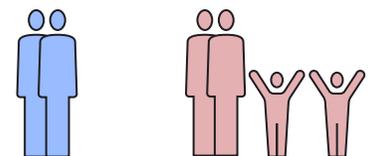
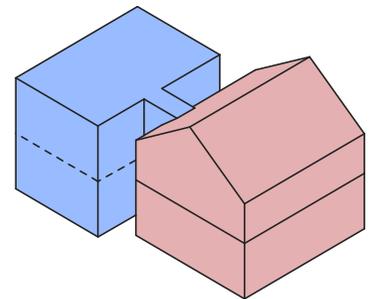
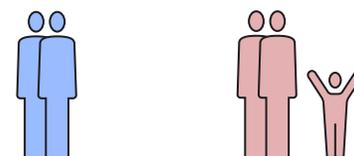
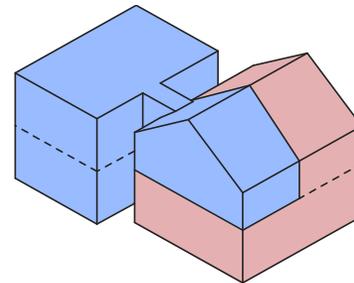
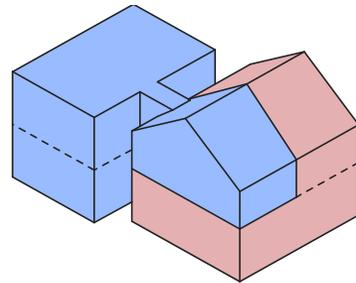
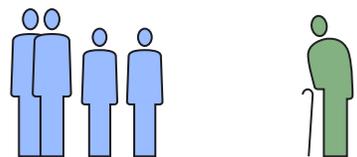
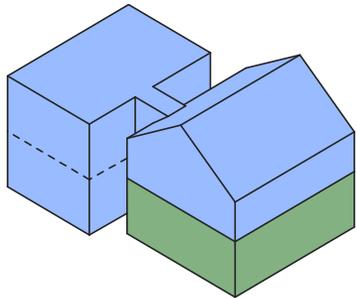
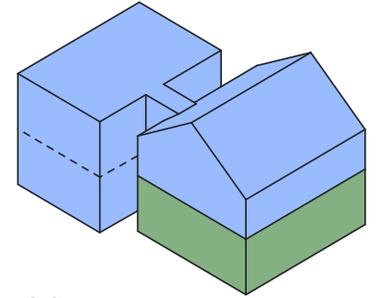
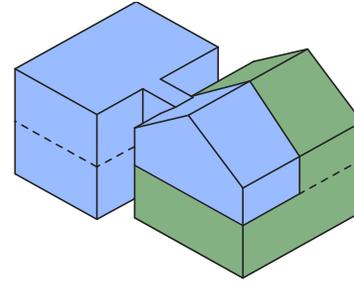
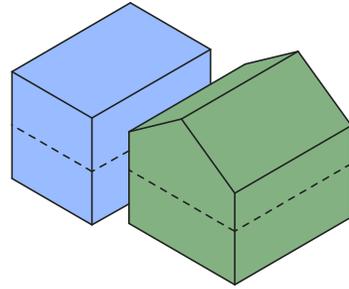
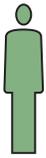
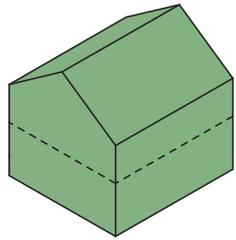
Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse



Haus P.

Wohnungen nach Mass für jede Haushaltsgrösse





Zukünftige Entwicklungsmöglichkeiten im Blick behalten



Herzlichen Dank!